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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



Kings Langley

GUIDE PRICE £235,000

# Kings Langley

GUIDE PRICE

£235,000

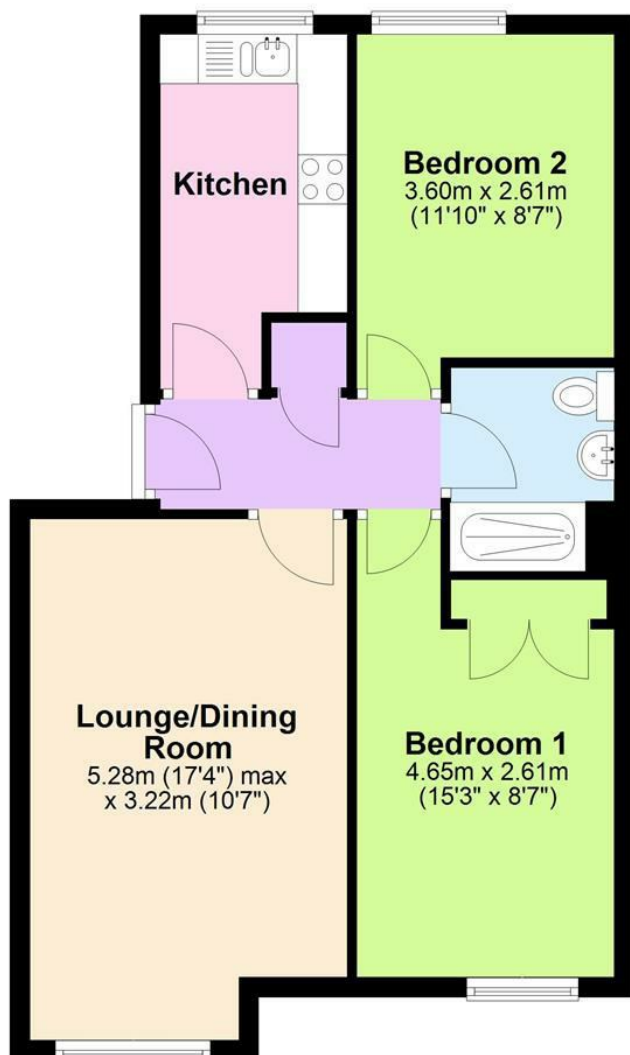
Located in a popular block within easy striking distance of Kings Langley station and High Street is this spacious two bedroom, first floor apartment. Benefiting from a recently refitted kitchen and bathroom the property offers the discerning buyer the opportunity to make the property their own. With allocated parking and communal gardens an internal inspection is highly recommended.



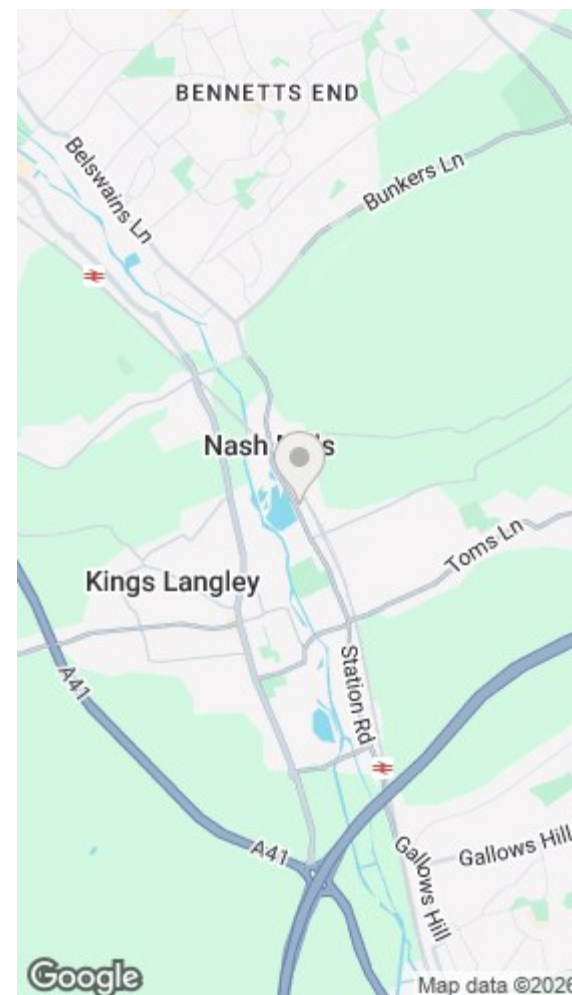
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## Ground Floor

Approx. 51.6 sq. metres (555.0 sq. feet)



Total area: approx. 51.6 sq. metres (555.0 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	85		

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions  
Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC    EU Directive 2002/91/EC





A bright and spacious two bedroom apartment ideally located for local amenities.

**The Accommodation**  
 Entering the block through the secure door you climb the stairs to the first floor. On entering the apartment the hallway gives access to all accommodation. The reception room is a generous, light-filled room. Both bedrooms are good sized doubles with the master benefiting from built-in wardrobes. The bathroom has recently been refitted and is fully tiled with a white three piece suite comprising low-level WC, wash-hand basin and large walk-in shower cubicle. The kitchen has also been recently refitted and offers a wealth of storage space as well as an integrated oven and hob as well as space for a fridge/freezer and washing machine.

**Outside**  
 The property is surrounded by communal gardens offering relaxing spaces and washing lines. There is a large car park with an allocated parking space and additional visitor spaces. There are also bin stores and bike stores.

**The Location**  
 Situated on the southern edge of the Chiltern Hills and approximately 20 miles from the centre of London, Kings Langley is the perfect location for those seeking an area with excellent road and rail links yet the peace and tranquility of a traditional Hertfordshire village. Kings Langley is split between the two local authorities of Dacorum and Three Rivers.

There is a mainline train station to the east of the village serves London Euston in approximately 30 minutes and the M25 is approximately 1.5 miles from the village centre and gives excellent access to central London, a host of international airports and further road links to the north.



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**Lease Information**  
 Lease Length: 999 year from 1986 (circa 950 years left)  
 Ground Rent: £2 per annum  
 Service Charge: £135.90 pcm

**Agent's Information for Buyers**  
 Thank you for showing an interest in a property marketed by Sterling Estate Agents.  
 Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be successful. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID and proof of funds.



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